

For lease | Outpatient medical building  
**Lincoln Medical Plaza I**

9225 N 3rd St  
Phoenix, AZ 85020

**Get more  
information**

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Medical Properties

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# Property overview

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9225 N 3rd St

Situated at the heart of the HonorHealth John C. Lincoln North Mountain Hospital campus, this property offers exceptional proximity to one of Phoenix's leading healthcare destinations, with seamless access to surrounding residential and business communities.

The adjacent 258-bed hospital is a full-service medical facility and a regional leader in advanced care, featuring:

- American College of Surgeons-verified Level I Trauma Center
- Accredited Primary Stroke Center
- Accredited Chest Pain Center
- Certified Cardiac Arrest Center
- Dedicated specialty surgery unit supporting orthopedic, urology, neurology, and additional surgical disciplines
- Comprehensive inpatient and outpatient rehabilitation services
- Advanced medical imaging services, both inpatient and outpatient
- Fully staffed critical care unit
- State-of-the-art interventional radiology services
- General surgery resident training program, supporting ongoing medical excellence

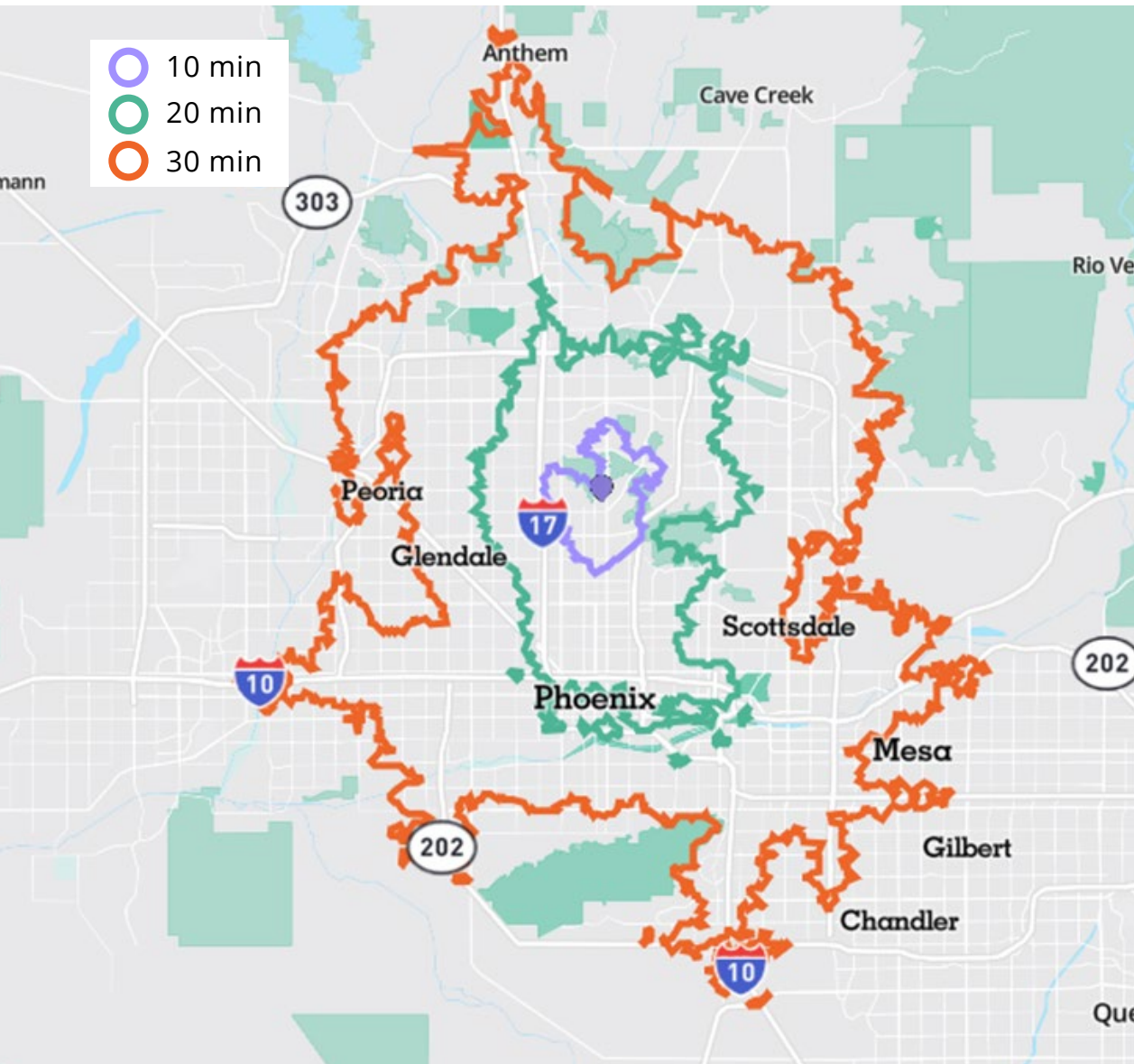
## Property Summary

Address	9225 N 3rd St Phoenix, AZ 85020
Lease rate	Call agent
Year built	1994
Zoning	C-2
Parking	5.33/1,000 sf   Surface & covered parking











# Drive time and demand

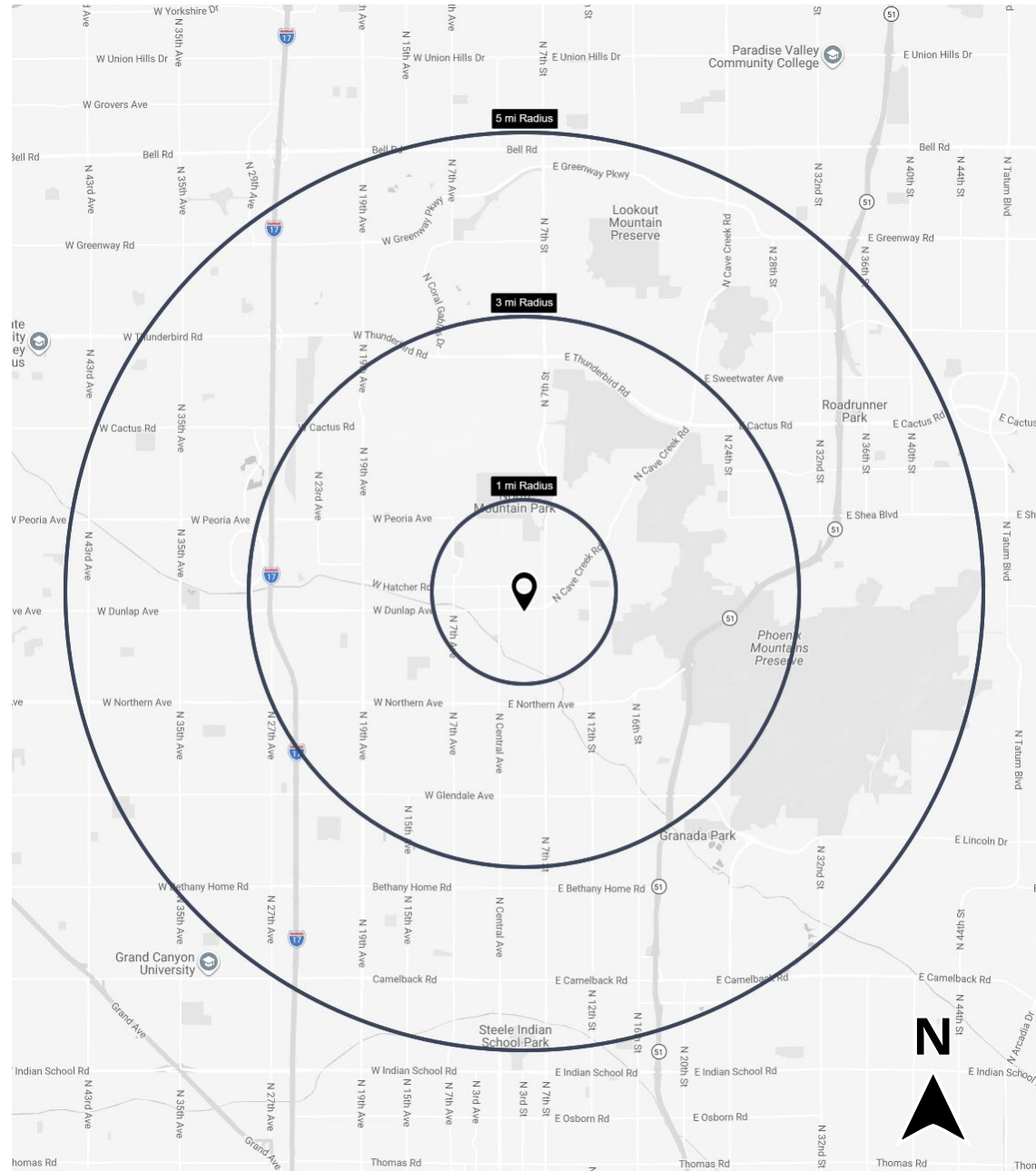


## Medical service line demand

General Surgery	Current <b>165</b>	Unmet demand <b>10</b>
Dietitians & Nutritionists	Current <b>227</b>	Unmet demand <b>8</b>
Pediatrics	Current <b>395</b>	Unmet demand <b>5</b>
Mental & Behavioral Health	Current <b>195</b>	Unmet demand <b>3</b>
Oncology	Current <b>52</b>	Unmet demand <b>3</b>
Orthopedics	Current <b>129</b>	Unmet demand <b>3</b>
Ear, Nose & Throat	Current <b>36</b>	Unmet demand <b>1</b>

# Demographics

 Population	1-mile <b>17,289</b>	3-miles <b>120,022</b>	5-miles <b>364,739</b>
 Avg. HH Income	1-mile <b>\$101,387</b>	3-miles <b>\$112,242</b>	5-miles <b>\$113,389</b>
 Avg. Home Value	1-mile <b>\$457,513</b>	3-miles <b>\$517,104</b>	5-miles <b>\$485,612</b>
 Total Businesses	1-mile <b>961</b>	3-miles <b>6,795</b>	5-miles <b>19,731</b>
 Daytime Employment	1-mile <b>5,938</b>	3-miles <b>54,941</b>	5-miles <b>148,669</b>
<b>Travel Time</b>	5-miles		
	Travel to work in 14 minutes or less	<b>29,451 (15.2%)</b>	
	Avg. minutes travel to work	<b>23.6</b>	





North Mountain

HonorHeath  
Wound Care  
and Hyperbaric  
Services

Physicians  
Medical Plaza  
of North  
Mountain

Lincoln Medical  
Plaza II

Avista Senior  
Living North  
Mountain

North Mountain  
Medical &  
Rehabilitation Center

North Mountain  
Medical

NOAH Desert  
Mission Health  
Center

HonorHealth Network  
Operations Center

N Central Ave

N 2nd St

N 3rd St

E Dunlap Ave

**Contact us**

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